

Vision & Policy Framework

Introduction

The Comprehensive Plan represents the primary framework for policy formulation and decision-making over time. This chapter provides the framework for the plan and strives to express the wishes of the community at-large.

The planning vision is followed by a set of goals, as well as a number of policies intended to guide current and future decision-making and investment. Finally, a set of actions is presented to help the implementation of these objectives and initiate progress. Though direction is well-indicated here, individual chapters provide context, offering current data and topical discussion that helped formulate the goals, policies and actions.

In-depth Involvement

This vision chapter was developed using input from:

- Workshops
- An advisory committee
- City staff
- Parks Board
- Planning Commission
- City Council

In addition, two project websites communicated information to received input from the public about the comprehensive plan process (see



Figure 2.01 – Monroe began as a rural hub, surrounded by agricultural and resource lands. Today, the city is transitioning to a role that's more regional. (Image source: City of Monroe)

Appendix C and Appendix D narrative related to public participation).

Primary Themes

Five predominant themes emerged through input expressed by participants in the development of this plan. These include:

- *An appreciation for and desire to retain Monroe's "small town" feel, managing growth in a way that keeps Monroe relatively compact and walkable, with quiet residential areas*
- *A desire for downtown to become a community "focal point", with vibrant commercial, entertainment, dining, housing, and cultural options*
- *A desire to see the city's highway commercial district grow and become a more attractive place for residents and regional visitors to shop.*



Figure 2.02 - The planning process invited residents to submit photographs of things they prized most about Monroe. These two pictures show Lake Tye and local hand-crafted goods.

- *A desire to grow the local economy, building on existing resources such as the hospital, light industry and the Fairgrounds to add jobs, and make it easier and more common for residents of Monroe to work in Monroe*
- *An appreciation for the incredible potential the river and shoreline areas play in improving local recreational, economic, and tourist opportunities as well as helping boost the city's regional identity as a scenic, desirable place to live.*

Chapter Structure

This chapter's content is presented in four parts:

- 1) *The Vision Statement - presenting community aspirations and expectations in broad-brush terms*

- 2) *Planning goals - this section presents the set of of eight over-arching goals that carry the vision into greater detail, offering a more topical view of community objectives and providing direction for implementing policies and actions*
- 3) *Goal, policy and actions framework 1 - This table presents the entire set of policies developed for this plan, grouped under each of the plan's goals according to which goal or goals they most closely relate. A second portion of this table presents a list of actions to implement Monroe's objectives.*
- 4) *"Plan Concept Diagram" - this spatial diagram, developed in public workshops from four strategic alternatives, helps illustrate how Monroe intends to accommodate growth and achieve its goals by building on (or "optimizing", as described in workshops) some of its most valuable existing assets. In brief, the concept diagram outlines five character areas of Monroe, summarizing policies and actions to enhance:*

- *A "Regional Benefit Area" - This part of Monroe enjoys features and facilities that serve the entire Sky Valley - such as the North Kelsey shopping area, the fairgrounds, the Frylands industrial parks, and Lake Tye. Over time, policies will help fill out and optimize the industrial park as a jobs center; promote economic opportunities related to the airport and fairgrounds; optimize North Kelsey as an area-wide shopping destination, and improve Lake Tye and surrounding parklands.*
- *A "West Monroe" area - This area includes close-in neighborhoods and developments south of US 2 and north of SR 522 excluding the Frylands industrial park. Here, policies focus on supporting connectivity; and supporting infill opportunities.*
- *A "Central Monroe" area - This area includes close-in neighborhoods and developments south of US 2 and east of SR 522. Here, policies focus on supporting*

¹ See Appendix B, Glossary, for working definitions of "Goal", "Policy" and "Action."

connectivity; creating a more vital mixed-use Main Street corridor and downtown; supporting infill opportunities west of downtown, and enhancing ties to the Skykomish River.

- A "Skykomish Greenway" area - *This part of Monroe includes all of Al Borlin Park and shoreline / floodplain areas including Cadman Pit. Plan policies aim to unite and create a contiguous, feature-rich greenbelt park along the river, improving access and ties to the entire community. From connecting Al Borlin to downtown, to improving shoreline and regional trails, to making the most of future opportunities at Cadman, this strategy builds on one of Monroe's most remarkable assets, helping improve ties to this glorious, open space gem.*
- A "Northern Neighborhoods" area, *including land generally from the WSDOT bypass right-of-way northward as far as Urban Growth Area (UGA) limits. As options for affordable, single-family housing grow scarce in the region, this area is sure to attract growth – so policies seek to create infrastructure that serves Monroe's long-term needs, including more walkable street networks; ties to a potential trail on WSDOT lands; better connectivity to the Kelsey area and to the rest of Monroe, and creative stormwater management approaches that double as small parks and open-space areas.*

The Plan Concept Diagram is included here as Figure 2.03.

Expressing Monroe's vision in these various ways helps make the transition from an idealized, abstract picture of Monroe to a specific planning document designed to help the community achieve what it wants.

Vision Statement

Monroe is a community in transition, changing from a small rural town into a city of regional significance.

While doing so, the City and its residents are committed to managing change in ways that maintain or improve Monroe's character and quality, working for and embracing change that:



- *Improves downtown's role as a focal point of the community, providing diverse commercial, dining, cultural, entertainment and housing options*
- *Improves the city's highway commercial districts, boosting their commercial diversity, attractiveness, regional draw and walkability*
- *Appreciates the incredible potential the Skykomish River and shoreline areas play in improving local recreational, economic and tourist opportunities*
- *Keeps the city and its neighborhoods vital, safe and attractive*
- *Help make Monroe easier to navigate*
- *Boosts the efficiency of services and infrastructure*
- *Helps make Monroe a place where people of all demographics can find a welcoming place to live*
- *Keeps Monroe geographically compact, enabling development opportunities where services already exist in the Urban Growth Area*

Through hard work, wise investments and strategies that make the most of its best qualities, Monroe will maintain and improve its livability and environmental quality, making it a desirable place to live, work, visit and play.

Goals, Policies & Actions

The following pages present the goal, policy and actions developed for the City of Monroe Comprehensive Plan. Additional information on implementation of action items is contained in Chapter 10.

For purposes of this document, the terms "Goal", "Policy", and "Action" are defined as follows:

- **Goal** - *Broad statements indicating a general aim or purpose to be achieved. A goal is a direction setter. It is an ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning and implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent, or suggestive of specific actions for its achievement.*
- **Policy** - *A policy is a topic-specific statement providing guidelines for current and future decision-making. It indicates a clear commitment of the local legislative body. A policy is an extension of a plan's goals, reflecting topical nuance as well as an assessment of conditions.*
- **Action** - *Actions are budgetable steps envisioned or undertaken to effectuate plan policy. Actions may include the development of more detailed and localized plans, work to implement policies, formal agreements, regulations or other strategies necessary to realize community goals. Not every policy is supported by an Action. Certain policies reflect direction and expectations.*

Reading the Goals, Policies & Action Tables

All of the goals and policies are numbered sequentially. The ordering of these goals and policies is in no way intended to imply City priority or relative importance. This matrix was developed based on existing comprehensive plan policies and actions, associated planning documents such as the 2008 Downtown Master Plan, and from input offered by community participants, elected and appointed official input and staff input.

Descriptive text below each goal is provided for the purpose of describing intent and indicating how it implements the community vision; it does not amend or replace any of the adopted goals. Policies are listed under the goal they most closely implement. The column titled "Additional Policy Reference" indicates a policy that is repeated under another goal, the policy number is included for reference. The eight columns on the right are typical Growth Management Act chapter titles; an "x" in one of these columns indicate which element is most relevant to that policy. Finally, the action items both in the table below and in Chapter 10 list those policies they help implement.

Goal 1: Establish and maintain a safe, secure environment in Monroe for residents, businesses and visitors



Maintaining public safety and protecting property underpin nearly all governmental activities. This goal articulates Monroe's pledge to promote high standards in police and fire protection, maintain safe public facilities and infrastructure, and strive to minimize risk to life and property.

			Chapters							
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies		Additional Policy Reference								
P.001	Enhance street and pedestrian connections between the Highway 2/North Kelsey commercial district and downtown.	P.058, P.122, P.218		x				x		
P.002	Implement code enforcement programs and promote ongoing repair and maintenance of buildings.					x		x	x	
P.003	Separate vehicle lanes from sidewalks through the use of landscape strips, stormwater management systems or on-street parking.	P.137		x				x	x	
P.004	Design Streets with scaled lighting along sidewalks and median strips.	P.138		x				x		
P.005	Promote calming of traffic on non-arterial streets.	P.139		x				x		
P.006	Request that public transit providers construct passenger shelters at all bus stops.			x				x		
P.007	Promote features that facilitate safer crossings for pedestrians and bicyclists where need has been identified.	P.143		x				x		
P.008	Improve pedestrian safety and freight mobility at US 2 and Fryelands Boulevard.			x	x			x		
P.009	Promote building setbacks from significant slopes to maintain slope stability and reduce the need for engineered approaches.		x					x	x	

Policies		Additional Policy Reference	Chapters							
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
P.010	Manage land use development to reduce downstream urban flooding.		x	x				x	x	x
P.011	Require special site plan review of proposed development in geological and flood hazard areas. Evaluate alternative development options where determined necessary.		x		x			x	x	
P.012	Review and update building and development codes on an ongoing basis, incorporating the best and latest standards for development in critical areas.	P.104	x						x	x
P.013	Review and update wellhead protection regulations to protect private wells, consistent with the requirements of the Washington Administrative Code and Growth Management Act			x				x	x	
P.014	Establish a maximum number of units that can be served by a single traffic outlet.	P.154	x			x				
P.015	Coordinate and develop level of service (LOS) standards consistent with other entities that provide police and fire services within the Monroe planning area.			x			x	x		
P.016	Maintain park use rules and regulations that support public access and safety, environmental protection, and protection of park resources and assets.	P.187					x			
P.017	Include "Americans with Disabilities Act" compliant access in the design of all new public facilities. Modify existing facilities where readily achievable.	P.195					x			
P.018	Maintain parkland, facilities and open space areas in a manner that: <ul style="list-style-type: none">▪ <i>Preserves natural habitat</i>▪ <i>Promotes community pride</i>▪ <i>Exhibits cleanliness and security</i>▪ <i>Reduces or mitigates public liability</i>	P.053, P.200	x		x	x	x	x		
P.019	Develop and maintain an emergency response plan and other related policies to assure continued public safety and quality of life.				x			x	x	
P.020	Maintain eligibility for Federal Hazard Mitigation Grants		x					x	x	x

		Chapters						
Policies	Additional Policy Reference	Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
								Shorelines
P.021	Participate in the National Flood Insurance Program Community Rating System	x						x
P.022	Encourage BNSF to have trains pass each other in such a manner as to minimize the amount of time crossings are blocked in the City of Monroe.		x	x				
P.023	Prioritize code enforcement on drug houses, unsafe areas, and property maintenance.	x						
P.024	Support Fire District in efforts to develop additional facilities that will enhance emergency services and public safety throughout the city, especially north of the BNSF railroad tracks.	x	x				x	
P.025	Ensure that natural hazard mitigation planning considers the transportation system including the restoration of transportation systems in case of disaster.		x					

Goal 2: Manage Monroe's environment and natural resources, supporting the health, safety, welfare, recreational needs and economic well-being of current and future generations.



Clean water and air, access to healthy food supplies, and responsible waste disposal are essential components of urban life. This goal focuses on conserving Monroe's natural resources, serving current and future needs. Monroe's natural setting, seen in undeveloped shoreline areas, hillsides, mountain views and surrounding agricultural lands is one of its most valuable assets.

		Chapters						
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies	Additional Policy Reference							Shorelines
P.026	Minimize noise generated by transportation, construction and commerce near residential areas using current technology and engineering practices.		x				x	x
P.027	Promote resource and energy-efficient housing design and construction methods.				x			x
P.028	Promote new commercial landscaping consist of native, evergreen species requiring minimal water and maintenance. Encourage similar residential practices.					x	x	x
P.029	Promote the retention of trees during public works projects, providing it does not impair project safety, structural integrity or design function.						x	x
P.030	Incentivize minimal site grading and minimal tree removal, providing it does not impair project safety, structural integrity or design function.						x	x
P.031	Promote alternative modes of transportation.		x			x	x	x

			Chapters							
		Additional Policy Reference	Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies										
P.032	Coordinate transportation planning with regional trail network plans, enabling future connections to projects including the Centennial Trail and the Stevens Pass Greenway.	P.147, P.175	x	x	x		x	x	x	x
P.033	Encourage street design that provides localized stormwater management, reducing the need for stormwater collection and remote treatment.			x			x	x	x	x
P.034	Stimulate economic development and tourism through natural resource preservation and enhancement.	P.075	x		x		x	x	x	x
P.035	Recognize, plan for and actively promote the Skykomish River and Woods Creek and associated shorelines as an important part of Monroe’s economic development strategy.		x		x		x		x	x
P.036	Preserve open spaces through techniques such as conservation easements and density bonuses.		x				x		x	x
P.037	Protect the functions and values of all critical areas using best available science.							x	x	x
P.038	Maintain regulations and standards supporting Low-Impact Development watershed management techniques.		x	x				x	x	x
P.039	Promote site development and construction practices that minimize impact on natural systems.							x	x	
P.040	Manage surface water areas for multiple use, to include: <ul style="list-style-type: none">Flood and erosion controlWildlife habitatOpen spaceRecreationGroundwater recharge functions		x				x	x	x	x
P.041	Where appropriate, apply mitigation sequencing techniques in management of wetland areas.							x	x	x
P.042	Consider flood control strategies that preserve full function and do not negatively impact adjacent properties when evaluating development proposals.		x				x	x	x	x
P.043	Identify, inventory, classify and protect fish and wildlife habitats, providing special consideration to fish which migrate for spawning.		x						x	x

		Chapters							
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies		Additional Policy Reference							
P.044	Identify and designate areas where a contiguous system would provide greater benefit than a series of isolated areas, including but not limited to: <ul style="list-style-type: none">▪ <i>Open space corridors</i>▪ <i>Connecting environmentally sensitive areas</i>▪ <i>View-sheds</i>▪ <i>Recreational and wildlife corridors</i>	x				x		x	
P.045	Participate in regional efforts to recover species listed under the Endangered Species Act through activities including watershed planning and restoration.	x				x	x	x	x
P.046	Reduce ambient light during nighttime hours through the use of technology and building practices.	x					x	x	
P.047	Encourage utility providers to limit disturbance to land and vegetation within transmission corridors to measures necessary for facility safety and maintenance.						x	x	
P.048	Encourage conservation of resources to delay the need for additional energy, water and other facilities.	x					x	x	
P.049	Allow the incorporation of agricultural lands into City limits only when such incorporation supports: <ul style="list-style-type: none">▪ <i>Land use needs and goals</i>▪ <i>Parks and recreation policies</i>▪ <i>Open space policies</i>	x				x			
P.050	Develop a parks and open space system that provides for passive and active recreation, protects unique features, and defines and links city neighborhoods.	x	x			x	x	x	x
P.051	Provide environmental education sponsored by the Parks Department or in partnership with other groups, organizations or institutions.					x		x	
P.052	Develop procedures to acquire open space, conservation land, working with public agencies, private sector and conservation groups.	x				x		x	

			Chapters							
		Additional Policy Reference	Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
P.053	Maintain parkland, facilities and open space areas in a manner that: <ul style="list-style-type: none">▪ <i>Preserves natural habitat</i>▪ <i>Promotes community pride</i>▪ <i>Exhibits cleanliness and security</i>▪ <i>Reduces or mitigates public liability</i>	P.018, P.200	x	x		x	x	x	x	
P.054	Maintain and enhance access to shorelines, particularly the Skykomish River, Woods Creek, and Lake Tye.	P.211	x	x	x		x		x	x
P.055	Improve physical access to the Skykomish River and Woods Creek from the downtown area.	P.212	x		x		x		x	
P.056	Maintain natural hydrological functions within ecosystems and watersheds and seek restoration opportunities identified in the Shoreline Master Program.								X	X
P.057	Support renewable energy, alternative energy and water reclamation.					x		x	x	

Goal 3: Grow as a regional center and destination, providing employment opportunities while sustaining a balanced, diverse, resilient economy for Monroe.



Residents understand the need to maintain economic diversity while capitalizing on all of Monroe's assets. This goal works to build a diverse and balanced economic base, improve quality of life and commercial assets, and promote fiscal health.

			Chapters						
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies		Additional Policy Reference							Shorelines
P.058	Enhance street and pedestrian connections between the Highway 2/North Kelsey commercial district and downtown.	P.001, P.122, P.218		x				x	
P.059	Sustain and enhance the Highway 2/North Kelsey commercial area as a local and regional draw, enhancing its range of retail, service and housing options.	P.088, P.109	x	x	x	x		x	
P.060	Create gateway features marking entries into key areas of Monroe and improve overall wayfinding using creative signage and urban design solutions.	P.123, P.219		x	x		x	x	
P.061	Actively support the creation and ongoing success of business improvement organizations dedicated to downtown and other commercial areas.				x				
P.062	Stimulate the long-term growth of Main Street between Kelsey and 179th Avenue as an important service area, and as a mixed-use extension of Downtown vitality.	P.089, P.221	x	x	x	x		x	
P.063	Identify and promote the development of neighborhood commercial centers which serve and are compatible with surrounding residential areas, using location criteria and regulations.	P.095	x	x	x	x		x	

			Chapters							
		Additional Policy Reference	Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
P.064	Implement code enforcement programs and promote ongoing repair and maintenance of commercial and mixed-use buildings.					x		x		
P.065	Identify, preserve, and protect historic, cultural and archaeological resources.	P.097, P.172	x		x					
P.066	Incorporate art features as part of public infrastructure projects in downtown, the North Kelsey area and in parks projects throughout the city.	P.173			x		x	x		
P.067	Encourage preferential parking for carpools and vanpools.			x				x		
P.068	Ensure that the amount of land zoned for business and industrial use is adequate to meet policy objectives and employment forecasts.	P.098	x		x					
P.069	Work with local businesses, business-development agencies, merchants, and residents to identify and address economic development objectives.				x					
P.070	Identify economic sectors within Monroe where opportunity to create additional jobs might exist, and implement strategies to attract such jobs.				x					
P.071	Seek opportunities to boost employment in Monroe in cooperation with but not limited to: <ul style="list-style-type: none">▪ <i>Everett Community College</i>▪ <i>Monroe School District</i>▪ <i>Washington State Department of Corrections</i>▪ <i>Education and training agencies</i>				x			x		
P.072	Provide a supportive business environment in Monroe.		x		x					
P.073	Identify and promote recreational activities, uses, and opportunities that support local tourism and lodging.	P.176	x		x					
P.074	Promote installation of high-speed telecommunication lines, providing state-of-the-art services to Monroe.				x			x		
P.075	Stimulate economic development and tourism through natural resource preservation and enhancement.	P.034	x		x		x	x	x	x
P.076	Promote redevelopment and infill along the west Main Street corridor, including higher-density residential and mixed-use development.	P.099, P.115	x		x	x		x		

			Chapters							
		Additional Policy Reference	Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies										
P.077	Stimulate continued development of a health services district and commercial node along 179th Avenue, supporting health-related uses and serving nearby neighborhoods and industrial areas.	P.100	x		x			x		
P.078	Allow home-based occupations and 'cottage industries' if compatible with neighborhoods and adjacent land uses.		x		x	x				
P.079	Evaluate potential alternative uses of FirstAir Field.	P.102	x		x			x		
P.080	Explore opportunities with Snohomish County/ WSDOT to coordinate facility and transportation improvements, corridor beautification and development/redevelopment.	P.150		x	x		x	x		
P.081	Actively promote recreational activities as an important part of Monroe’s economic development strategy.		x		x		x		x	x
P.082	Evaluate long-range plans for the Fairgrounds in conjunction with Snohomish County. Determine impact on City services and explore development opportunities that complement uses at the Fairgrounds, the Fryelands, and the health services district.		x		x			x		
P.083	Coordinate the Capital Facilities element with economic development policies to help ensure appropriate facilities and services are provided to commercial and industrial lands.				x			x		
P.084	Make City licensing and permitting regulations and procedures coherent, fair and expedient.		x		x			x		
P.085	Coordinate licensing and permitting procedures with inspections by other government agencies, if any, to eliminate duplication of efforts.		x		x			x		
P.086	Consider using special assessment (local improvement districts), revenue and other self-supporting bonds and impact fees instead of tax-supported general obligation bonds.			x	x		x	x		
P.087	Promote the development of new regional draw/destination civic and cultural facilities in Downtown and along the Main Street corridor.	P.223	x		x		x			

Goal 4: Provide for and appropriately locate the types, quality, and quantities of development in Monroe to assure land use compatibility, enhance neighborhood character, and facilitate the City's long-term sustainability.



While the City can't drive growth, it can influence the type and character of development patterns. Residents prize the overall scale and feel of Monroe. This goal works to keep the community safe, active, and compatible with Monroe's character.

			Chapters						
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies			Shorelines						
			Additional Policy Reference						
P.088	Sustain and enhance the Highway 2/North Kelsey commercial area as a local and regional draw, enhancing its range of retail, service and housing options.	P.059, P.109	x	x	x	x		x	
P.089	Stimulate the long-term growth of Main Street between Kelsey and 179th Avenue as an important service area, and as a mixed-use extension of Downtown vitality.	P.062, P.221	x	x	x	x		x	
P.090	Consider alternative approaches to development, such as clustering or lot size policies that support overall density targets without undermining desired land use character.		x			x		x	x
P.091	Where possible, building heights for proposed structures should be compatible with surrounding development or City-adopted plans.		x						
P.092	Standardize the orientation of public, commercial and residential structures to the street, with front-yard setbacks minimized to help structures address and 'frame' rights-of-way where appropriate.		x	x				x	

			Chapters						
Policies		Additional Policy Reference	Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
									Shorelines
P.093	Support maintenance and revitalization of older housing to stabilize and beautify existing neighborhoods.	P.110				x			
P.094	Require buffering where new commercial or industrial uses abut residential neighborhoods.		x			x	x		
P.095	Identify and promote the development of neighborhood commercial centers which serve and are compatible with surrounding residential areas, using location criteria and regulations.	P.063	x	x	x	x		x	
P.096	Encourage the provision of higher density housing in close proximity to retail, health-care services, parks, and transportation routes.	P.111	x	x	x	x	x	x	
P.097	Identify, preserve and protect historic, cultural and archaeological resources.	P. 065, P.172	x		x				
P.098	Ensure that the amount of land zoned for business and industrial use is adequate to meet policy objectives and employment forecasts.	P.068	x		x				
P.099	Promote redevelopment and infill along the west Main Street corridor, including higher-density residential and mixed-use development.	P.076, P.115	x		x	x		x	
P.100	Stimulate continued development of a health services district and commercial node along 179th Avenue, supporting health-related uses and serving nearby neighborhoods and industrial areas.	P.077	x		x			x	
P.101	Avoid imposing excessive noise regulations in areas where higher noise levels are normal and necessary for essential activities, and do not create use conflicts or environmental problems.		x						
P.102	Evaluate potential alternative uses of FirstAir Field.	P.079	x		x			x	
P.103	Promote resource and energy-efficient building design and construction methods.		x					x	x
P.104	Review and update building and development codes on an ongoing basis, incorporating the best and latest standards for development in critical areas.	P.012	x						x x
P.105	Seek to expand proposed annexations where such expansions help implement policies regarding natural features or open spaces, or would serve to make city boundaries more regular.		x				x		x

		Chapters							
	Additional Policy Reference	Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies									
P.106	Require development proponents to mitigate service and utility impacts, ensuring that proportional costs are borne by new development rather than present residents and ratepayers, and that level of service standards are not degraded.		x			x	x		
P.107	Develop and adopt new, or refine existing GMA-compliant impact fees as part of financing public facilities, balancing between impact fees and other sources of public funds.					x	x		
P.108	While First Air Field remains an airport, encourage economic development opportunities and aviation related uses adjacent to airports and promote the efficient mobility of goods and services region-wide consistent with the economic development chapter and the regional transportation strategy.	x	x	x					

Goal 5: Provide for a wide range of housing types for all Monroe residents.

Monroe is a diverse community with a wide range of incomes and housing needs. This goal works to provide an equally diverse range of housing options.



		Additional Policy Reference	Chapters						
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
P.109	Sustain and enhance the Highway 2/North Kelsey commercial area as a local and regional draw, enhancing its range of retail, service and housing options.	P.059, P.088	x	x	x	x		x	
P.110	Support maintenance and revitalization of older housing to beautify and help stabilize existing neighborhoods.	P.093				x			
P.111	Encourage the provision of higher density housing in close proximity to retail, health-care services, parks and transportation routes.	P.096	x	x	x	x	x	x	
P.112	Coordinate with non-profit agencies and other groups providing low to moderate-income housing.					x			
P.113	Promote the development of affordable housing,		x			x			
P.114	Promote housing design and construction that enhances community image and fosters compatibility with surrounding development.					x			
P.115	Promote redevelopment and infill along the west Main Street corridor, including higher-density residential and mixed-use development.	P.076, P.099	x		x	x		x	
P.116	Allow increased building heights and density within the Downtown and Al Borlin neighborhoods.	P.224	x		x	x		x	
P.117	Allow the development of Work/Live units within Mixed Use areas and Downtown.	P.225	x		x	x			

		Additional Policy Reference	Chapters								
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines	
P.118	Permit a variety of smaller-sized housing, including cottage housing, manufactured home parks, or other types where compatible with surrounding neighborhoods.						X				
P.119	Encourage the development of housing for special needs populations that may include the following: <ul style="list-style-type: none">▪ <i>integration of universal design standards to assist elderly and other special needs populations to stay in their homes;</i>▪ <i>coordination of housing and service providers in serving special needs populations; and</i>▪ <i>promoting the development of ongoing operations of supportive housing with appropriate services for people with special needs throughout the county and region.</i>						X				

Goal 6: Provide and promote both utility and transportation infrastructures that coincide with need, growth, and long-term objectives.



All cities require functional, resilient utility and street networks providing for the flow of services, people and materials. This goal works to realize a more connected Monroe, improve crossing conditions at major arterials, and other measures supporting the type of infrastructure that Monroe needs as part of its future.

			Chapters						
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies		Additional Policy Reference							Shorelines
P.120	Seek investment in streetscape improvements, transportation infrastructure, and public facilities.		x	x	x	x	x	x	
P.121	Promote integration of parking facilities in the downtown area with pedestrian, bicycle and transit circulation.	P.216	x	x				x	
P.122	Enhance street and pedestrian connections between the Highway 2/North Kelsey commercial district and downtown.	P.001, P.058, P.218		x				x	
P.123	Create gateway features marking entries into key areas of Monroe and improve overall wayfinding using creative signage and urban design solutions.	P.060, P.219		x	x		x	x	
P.124	Work with Snohomish County to manage development within the Rural Urban Transition Area (RUTA) to foster a more coordinated approach to the development of infrastructure.		x	x			x	x	x
P.125	Coordinate with transit providers to establish public transit service in areas of higher density land use and mixed use development.		x	x		x		x	
P.126	Integrate streetscape/art into street design to enhance community character and identity.		x	x		x	x	x	x

		Chapters						
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies	Additional Policy Reference							Shorelines
P.127	Require new utility lines be laid underground if possible (Exempt high-voltage transmission lines).						x	
P.128	Design utility facilities with as little negative impact to surrounding aesthetic as possible.						x	
P.129	Seek to improve the appearance of utility corridors through design and maintenance.						x	
P.130	Maintain level of service standards indicated in for highway and non-highway transportation facilities in Monroe.		x			x	x	
P.131	Promote transportation system improvements that support efficient transport of goods and convenient access to businesses.		x	x			x	
P.132	Promote land use patterns that facilitate multi-purpose trips and reduce the quantity and length of trips by single-occupancy vehicles.	x	x				x	x
P.133	Promote standard-scale, grid-style street patterns except where constrained by critical areas.	x	x				x	
P.134	Promote alternative modes of transportation by providing: <ul style="list-style-type: none"> ▪ <i>sidewalks</i> ▪ <i>walking and biking paths</i> ▪ <i>interconnected street networks</i> ▪ <i>Improved transit systems.</i> 		x	x			x	
P.135	Require new development to include site and building features that support alternative modes of transportation including: walking, bicycle, carpool and transit.	x	x	x		x	x	x
P.136	Develop a street system that encourages the use of local streets as the primary routes from one location in the city to another.		x				x	
P.137	Separate vehicle lanes from sidewalks through the use of landscape strips, stormwater management systems or on-street parking.		x				x	x
P.138	Design Streets with scaled lighting along sidewalks and median strips.	x	x	x				
P.139	Promote calming of traffic on non-arterial streets.		x				x	

		Chapters						
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies	Additional Policy Reference							Shorelines
P.140	Work with regional transportation agencies to address traffic mitigation and develop system improvement methodologies.		x				x	
P.141	Develop compatible land use strategies and public education programs that encourage public transportation use in cooperation with surrounding communities.	x					x	x
P.142	Request that public transit providers construct passenger shelters at all bus stops		x				x	
P.143	Promote features that facilitate safer crossings for pedestrians and bicyclists where need has been identified.		x				x	
P.144	Conserve unimproved public rights-of-way to assure availability for future transportation needs, including non-motorized routes connecting neighborhoods, employment, shopping, and transit centers.	x	x			x	x	
P.145	Implement Transportation System Management (TSM) improvements as an economical alternative to traditional capacity-increasing investments.			x			x	x
P.146	Review site plans with transit providers to foster compatibility with public transportation.		x				x	
P.147	Coordinate transportation planning with regional trail network plans, enabling future connections to projects including the Centennial Trail and the Stevens Pass Greenway.		x	x		x		
P.148	Design streets that control localized stormwater, reducing the need for stormwater collection and remote treatment.		x			x	x	x
P.149	Work with WSDOT to promote completion of the Phase 1 and 2 portion of the US 2 Bypass in the shortest time period possible.		x	x		x	x	
P.150	Explore opportunities with Snohomish County/ WSDOT to coordinate facility and transportation improvements, corridor beautification and development/redevelopment.		x	x		x	x	
P.151	Work with WSDOT and Snohomish County, to evaluate opportunities for the creation of a permanent trail along WSDOT-owned lands held for the proposed US 2 bypass.		x	x		x	x	

		Chapters						
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies	Additional Policy Reference							Shorelines
P.152	Encourage improved pedestrian connectivity between the Fryelands industrial parks and residential areas to the south.		x			x	x	
P.153	Work to improve US 2 access to the Fryelands, ranging from lane configurations and signal timing to grade-separated crossings.		x	x			x	
P.154	Establish a maximum number of units that can be served by a single traffic outlet.	x			x			
P.155	Prioritize the preservation and maintenance of existing facilities over the construction of new ones.		x			x	x	
P.156	Direct new development to those areas where adequate transportation facilities exist or will be provided as defined in City-adopted facilities plans.	x	x		x	x	x	
P.157	In concert with adjacent jurisdictions and utility providers to help ensure the location of utility facilities is generally consistent with comprehensive plan goals and policies.	x					x	
P.158	Conduct a cost/benefit analysis when considering annexation.	x	x		x	x	x	
P.159	Coordinate and combine the construction of new utility lines and public infrastructure, minimizing disruption and helping reduce the cost of services.		x				x	
P.160	Locate and consolidate new utility systems into existing rights-of-way and easements whenever possible.		x				x	
P.161	Achieve and maintain a balance between capital facilities expenditures and funding capacities, adjusting income, adopted levels of service standards and land use projections as necessary.						x	
P.162	Capital projects that are not included in the six-year Capital Facilities Plan or which are potentially inconsistent with the Comprehensive Plan shall be evaluated prior to their inclusion into the City's annual budget.		x			x	x	

		Chapters						
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment Shorelines
Policies	Additional Policy Reference							
P.163	Maintain at least a six-year Capital Facilities Plan to finance needed capital facilities as determined within projected funding capacities, clearly identifying sources of funding for such facilities. The plan should be reviewed annually prior to the city budget process.		x				x	
P.164	Meet periodically with utility providers, ensuring coordination of plans and projects.						x	
P.165	Promote the growth of trails and trail networks within Monroe, facilitating in-town connectivity and ties to regional trail networks.	P.208	x	x		x	x	
P.166	Encourage BNSF to have trains pass each other in such a manner as to minimize the amount of time crossings are blocked in the City of Monroe	P.022	x					
P.167	Encourage the development of east/ west corridors.		x	x	x	x	x	
P.168	Use inter-jurisdictional planning to identify goals, policies and development regulations that promote significant regional transportation linkages and multimodal connections between aviation facilities and employment centers.		x	x				

Goal 7: Provide parks and civic facilities, recreational opportunities, and arts and cultural activities on pace with need, growth and long-term objectives.



Monroe residents value their parks, recreational services, arts and cultural activities, and wish to retain or improve these qualities as the community grows. This goal directs the City to consider parks and recreational needs, the arts, and cultural activities in related plans and actions, including land use decisions, regulatory requirements and budgeting.

		Chapters						
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies		Additional Policy Reference						
P.169	Promote investment in parks and civic facilities.	x	x	x	x	x	x	
P.170	Strive to provide an access point to the Skykomish greenbelt at the southern terminus of 179th Avenue.	x	x	x	x	x	x	
P.171	Identify and implement ways that use usable open space and parks to enhance community character and identity.	x	x		x	x	x	x
P.172	Identify, preserve and protect historic, cultural and archaeological resources.	x		x				
P.173	Incorporate art features as part of public infrastructure projects in downtown, the North Kelsey area and in parks projects throughout the city.			x		x	x	
P.174	Promote the planting of native evergreen species that are low-maintenance in parks and usable open space.					x	x	x

			Chapters							
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies										
P.175	Coordinate transportation planning with regional trail network plans, enabling future connections to projects including the Centennial Trail and the Stevens Pass Greenway.	P.032, P.147		x	x		x			
P.176	Identify and promote recreational activities, uses, and opportunities that support local tourism and lodging.	P.073	x		x					
P.177	Work with Snohomish County and WSDOT, exploring opportunities for corridor beautification.			x	x		x	x		
P.178	Work with WSDOT and Snohomish County, to evaluate opportunities for the creation of a permanent trail along WSDOT-owned lands held for the proposed US 2 bypass.	P.151		x	x		x	x		
P.179	Preserve usable open spaces through techniques such as conservation easements and density bonuses.		x				x		x	x
P.180	Manage surface water areas for multiple uses, including flood and erosion control, wildlife habitat, usable open space, recreation and groundwater recharge functions.		x				x	x	x	x
P.181	Identify and designate open space corridors connecting environmentally sensitive areas, view-sheds, recreational and wildlife corridors, or other areas where a contiguous system would provide greater benefit than a series of isolated areas.		x				x	x	x	x
P.182	Prioritize the preservation and maintenance of existing facilities over the construction of new ones.	P.155		x			x	x		
P.183	Allow the incorporation of agricultural lands into City limits only when such incorporation supports: <ul style="list-style-type: none">Land use needs and goalsParks and recreation policiesOpen space policies	P.049	x				x		x	
P.184	Encourage the shared use of community facilities such as parks, libraries, and schools.						x	x		
P.185	Develop a parks and usable open space system that provides for passive and active recreation, protects unique features, and defines and links city neighborhoods.		x				x	x	x	x

		Additional Policy Reference	Chapters							
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies										
P.186	Maintain Level of Service (LOS) standards indicated for provision of open space and parks features.							x		
P.187	Maintain park use rules and regulations that support public access and safety, environmental protection, and protection of park resources and assets.	P.016						x		
P.188	Offer recreation programs that utilize the unique resources and variety of facilities provided within Monroe’s park, recreation and usable open space system.					x				
P.189	Offer recreation programs that are responsive to population demographics, cultural qualities and growth needs.						x			
P.190	Offer recreation programs and services that are charged as appropriate to recover costs.						x			
P.191	Promote park design and development that is high quality, aesthetically pleasing and sensitive to the opportunities provided by the built and natural environment.						x		x	
P.192	Work to ensure park design conforms to local ordinances and accepted state and national standards for public access, health, safety and welfare.						x			
P.193	Provide appropriate and responsive parks services through specific planning and through coordinated planning with other City of Monroe departments.		x	x	x	x	x	x	x	x
P.194	Provide appropriate and responsive parks services through coordinated planning with related agencies.						x			
P.195	Include "Americans with Disabilities Act" compliant access in the design of all new public facilities. Modify existing facilities where readily achievable.	P.017					x			
P.196	Provide for the needs of special populations in park facility planning, design and program services to include but not limited to: <ul style="list-style-type: none">Economically disadvantagedPhysically challengedDevelopmentally disabled					x				

			Chapters								
			Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines	
Policies			Additional Policy Reference								
P.197	Develop joint recreation programs and participate in joint recreation services with school districts, law enforcement, social agencies other community groups and associations, and surrounding communities or neighborhoods within the local or sub-regional area.							x			
P.198	Promote historical and cultural education through the preservation of historical sites, and through support for events that promote the historic and cultural heritage of the City of Monroe.				x			x			
P.199	Develop procedures to acquire open space, conservation land, working with public agencies, private sector and conservation groups.	P.052	x					x		x	
P.200	Maintain parkland, facilities and open space areas in a manner that: <ul style="list-style-type: none">Preserves natural habitatPromotes community prideExhibits cleanliness and securityReduces or mitigates public liability	P.018, P.053	x		x			x	x	x	x
P.201	Maintain a user fee schedule, identifying charges and monetary policies within public/private agreements that provide for maintenance and recreation services at reasonable costs to the public.								x		
P.202	Maintain an impact and service fee schedule to finance needed parks and recreation projects.							x	x		
P.203	Participate in federal and state loan and grant programs to take full advantage of park and recreation financial assistance.							x			
P.204	Identify land available for exchange, purchase or long-term lease for parks, recreation or usable open space: Sources for such opportunities are: <ul style="list-style-type: none">Derelict landEasementsTax delinquent landSurplus roadway/highwaySurplus railway rights-of-wayOther land not presently in productive use		x					x	x		
P.205	Where appropriate, encourage joint use of City-managed facilities in providing recreation services.							x	x		

		Chapters							
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies	Additional Policy Reference								
P.206	Encourage joint-use of facilities, including county or state properties and properties belonging to private entities in providing recreation services.					x			
P.207	Utilize school sites and buildings for recreation services, utilizing joint purchase and/or use agreements.					x			
P.208	Promote the growth of trails and trail networks within Monroe, facilitating in-town connectivity and ties to regional trail networks.	P.165	x	x	x	x	x		
P.209	Encourage the participation of schools, civic groups, churches, service clubs and youth organizations in trail cleanup and maintenance programs.					x			
P.210	Conduct a demographics analysis and citizen/ user group recreation survey every three to five (3-5) years to establish park service needs.					x			
P.211	Maintain and enhance access to shorelines particularly the Skykomish River, Woods Creek, and Lake Tye.	P.054	x	x	x	x	x	x	x
P.212	Improve physical access to the Skykomish River and Woods Creek from the downtown area.	P.055	x		x	x	x	x	
P.213	Improve Lake Tye and adjoining park facilities, including working with the County on trail and park improvements.		x	x	x	x	x		
P.214	Promote the development of new civic and cultural facilities in Downtown and along the Main Street corridor.		x		x	x			

Goal 8: Establish downtown Monroe as a thriving commercial, civic, and residential area.

A thriving downtown enhances the value and function of the entire City. Downtown should represent much of Monroe's civic identity. Making downtown vital requires supporting its numerous and necessary operations including a strong commercial and retail base, community services, public spaces and housing options. This goal highlights the importance of a healthy downtown.



		Chapters						
		Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment
Policies		Shorelines						
	Additional Policy Reference							
P.215	Encourage new development and redevelopment in the downtown area, including related investment in streetscape improvements, transportation infrastructure and public facilities.	x	x	x	x	x	x	
P.216	Promote integration of parking facilities in the downtown area with pedestrian, bicycle and transit circulation.	x	x				x	
P.217	Prioritize the construction and maintenance of improvements commensurate with downtown's role as the focal point of the community.		x	x		x	x	
P.218	Enhance street and pedestrian connections between the Highway 2/North Kelsey commercial district and downtown.		x				x	
P.219	Create gateway features marking entries into key areas of Monroe and improve overall wayfinding using creative signage and urban design solutions.		x	x		x	x	
P.220	Actively support the creation and ongoing success of business improvement organizations dedicated to downtown.			x				
P.221	Stimulate the long-term growth of Main Street between Kelsey and 179th Avenue as an important service area, and as a mixed-use extension of Downtown vitality.	x	x	x	x		x	

			Chapters							
		Additional Policy Reference	Land use	Transportation	Economic Development	Housing	Parks & Recreation	Capital Facilities	Natural Environment	Shorelines
Policies										
P.222	Promote the location of off-street parking at the rear of such buildings.		x	x				x		
P.223	Promote the development of new regional draw/destination civic and cultural facilities in Downtown and along the Main Street corridor.	P.087	x		x		x			
P.224	Allow increased building heights and density within the Downtown and Al Borlin neighborhoods.	P.116	x		x			x		
P.225	Allow the development of Work/Live units within Mixed Use areas and Downtown.	P.117								
P.226	Encourage retail, dining and entertainment uses on ground floor in Downtown, particularly along Main and Lewis streets.		x		x					
P.227	Require the use of appropriate lighting in downtown to deter crime.		x							
P.228	Promote the development of a parking lot or parking structure downtown.		x	x	x			x		

Implementation Action Items

Actions are budgetable steps envisioned or undertaken to effectuate plan policy. Actions may include the development of more detailed and localized plans, work to implement policies, formal agreements, regulations or other strategies necessary to realize community goals.

Action / Program

A.001	<p>Implements Policies: P.001, P.007, P.144, P.152, P.165</p> <p>Prepare a citywide non-motorized connectivity study, identifying and evaluating short and long-term projects and strategies to:</p> <ul style="list-style-type: none"> ▪ Create alternative routes, improve walkability and crossing conditions at US 2, SR 203, SR 522, and the BNSF rail line ▪ Connect public and private trails ▪ Make Monroe a safer and more welcoming place for non-motorized modes of travel. ▪ Implement based on the results of the study and review and update at four-year intervals
A.002	<p>Implements Policies: P.008, P.153</p> <p>Evaluate the design, phasing and cost options and implement a plan for improvements to freight and vehicular access from US 2 to business parks in the Fryelands area.</p>
A.003	<p>Implements Policy: P.140</p> <p>Design, program and implement a plan to beautify, optimize traffic flow and improve access at the intersection of US 2 and 179th Avenue.</p>
A.004	<p>Implements Policy: P.209</p> <p>Support or sponsor community, club, or City cleanup events and rehabilitation programs for open space and shoreline areas.</p>
A.005	<p>Implements Policies: P.045, P.180</p> <p>Participate in the Snohomish River Salmon Recovery Forum, helping develop appropriate measures to protect and enhance fish habitat and implement strategies as outlined in the Salmon Conservation Plan.</p>
A.006	<p>Implements Policies: P.188, P.191</p> <p>Monitor reclamation activity at the Cadman Pit site for consistency with the adopted 1998 Master Program.</p>
A.007	<p>Implements Policy: P.163</p> <p>Prepare and present an annual report to the City Council regarding:</p> <ul style="list-style-type: none"> ▪ Progress implementing comprehensive plan policies and programs Land consumption, development patterns and activities ▪ Available land inventory, by land use category ▪ Planned and recently implemented capital projects ▪ Capital facilities inventory, identified needs and finance plan ▪ Level-of-Service (LOS) reporting on City services ▪ City-wide employment to household ratios ▪ Conflicts between policies and code, identifying issues for resolution.

A.008	<i>Implements Policies: P.084, P.085</i>
	Update and maintain development regulations, working to eliminate inconsistencies, conflicts and ambiguities, and aid timely permit processing.
A.009	<i>Implements Policies: P.012, P.037, P.104, P.157</i>
	Update and maintain the City's Geographic Information System (GIS) data, including but not limited to: <ul style="list-style-type: none"> ▪ <i>Existing data layers</i> ▪ <i>Drainage basin boundaries</i> ▪ <i>Critical aquifer recharge areas (per WAC)</i> ▪ <i>Stormwater infrastructure</i> ▪ <i>Wastewater infrastructure</i> ▪ <i>Utility corridor and facility information, coordinating with providers.</i>
A.010	<i>Implements Policy: P.213</i>
	Create and implement a facilities and projects strategy for the Lake Tye area, collaborating with the County and other partners to optimize park uses and features, trails, wetlands and funding opportunities.
A.011	<i>Implements Policies: P.077, P.082, P.100</i>
	Initiate a planning process with EvergreenHealth Monroe and other business owners, property owners, and residents to identify zoning and other changes necessary to create a small-scale medical district, including a commercial node at 177th or 179th street.
A.012	<i>Implements Policies: P.61, P.069, P.220</i>
	Support the creation of business improvement areas to aid in promotion, maintenance, long-term planning, safety and ongoing success of City of Monroe businesses.
A.013	<i>Implements Policies: P.032, P.035, P.054, P.170, P.212</i>
	Prepare a long-range master plan for the Skykomish greenway, including park and shoreline areas from eastern City Limits to Tester Road / Sky Meadows Lane. Include funding options and opportunities for capital projects in the master plan. Evaluate and incorporate, as may be desirable, opportunities including: <ul style="list-style-type: none"> ▪ <i>Connections to downtown, the Main Street and 179th Avenue area and from 177th Avenue</i> ▪ <i>Sub-area planning, re-visioning of Al Borlin Park</i> ▪ <i>Improvements to Centennial Park</i> ▪ <i>Features establishing access and a eastern "gateway" to the greenway</i> ▪ <i>Potential clearings, improving access and opening views of the river</i> ▪ <i>Put-ins and features on the south side of river</i> ▪ <i>Park-specific and regional trail networks</i>
A.014	<i>Implements Policies: P.035, P.211</i>
	Research and evaluate benefits and viability of mechanisms to help fund, promote and maintain Monroe's shoreline areas.
A.015	<i>Implements Policies: P.080, P.083, P.177</i>
	Incorporate Fairgrounds planning and operations with City land use, parks, economic development, transportation and capital facilities planning to include: <ul style="list-style-type: none"> ▪ <i>US 2 beautification Fairgrounds facility improvements and operational funding</i> ▪ <i>Potential tie-ins with nearby properties, land uses, and businesses</i> ▪ <i>Sidewalk and safety improvements</i>

A.016	<i>Implements Policy: P.080</i>
	Meet with Fairgrounds events coordinators, working to incorporate Fairgrounds events and associated activities into economic development.
A.017	<i>Implements Policies: P.151, P.165, P.175, P.178</i>
	Work with WSDOT, Snohomish County, and other interested groups and agencies to design and install a trail on the US 2 bypass.
A.018	<i>Implements Policies: P.062, P.076, P.087, P.214, P.221, P.223</i>
	Develop a Main Street corridor plan from US 2 to Frylands Boulevard to improve circulation, enhance pedestrian safety and facilitate land development.
A.019	<i>Implements Policies: P.063, P.090, P.091, P.095</i>
	Prepare, adopt, and implement design standards that address Monroe’s expectations regarding new development.
A.020	<i>Implements Policies: P.129, P.155, P.182</i>
	Establish a maintenance service program that protects public facilities and ensures their intended functions.
A.021	<i>Implements Policies: P.090, P.095</i>
	Implement measures supporting the maintenance and revitalization of neighborhoods including downtown, considering the following as well as other approaches: <ul style="list-style-type: none"> ▪ <i>Active City outreach to neighborhoods to better understand needs and establish priorities</i> ▪ <i>Grant funding, including Community Development Block Grants (CDBG) addressing specific issues</i> ▪ <i>Establishment of an historic preservation program</i> ▪ <i>Creation of incentives for building renovation or adaptive reuse</i>
A.022	<i>Implements Policies: P.087, P.169, P.214</i>
	Implement the “civic facility” and plaza described in the 2008 Downtown Master Plan.
A.023	<i>Implements Policy: P.020</i>
	Work with Snohomish County and others, coordinating updates to the Natural Hazards Mitigation Plan (NHMP).
A.024	<i>Implements Policies: P.050, P.169, P.171, P.185, P.193</i>
	Update the Parks, Recreation, and Open Space Plan to retain grant eligibility.

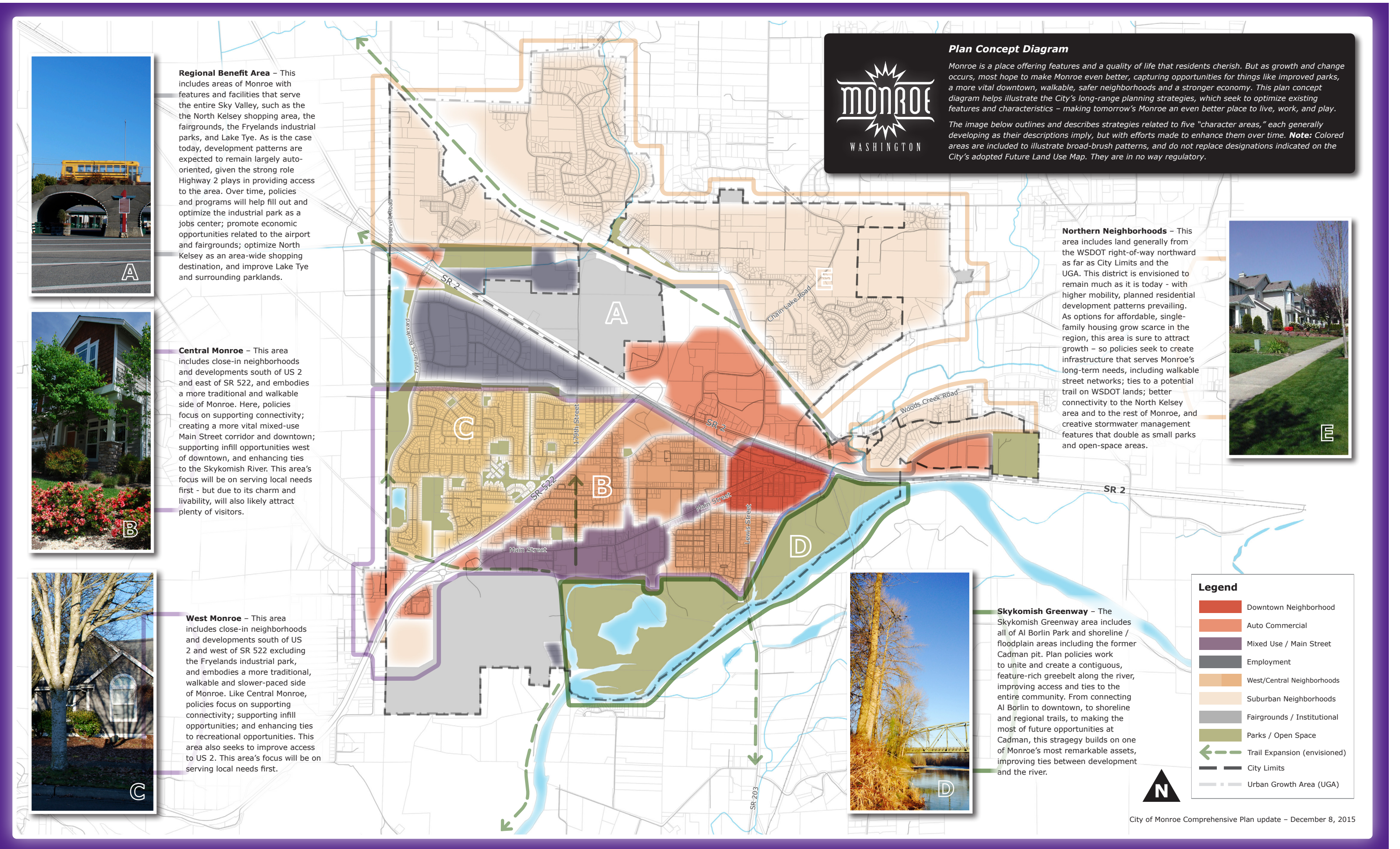


Figure 2.03 - This Plan Concept Diagram illustrates many of Monroe's policies to enhance valued features and characteristics, identifying five main 'character areas' with concepts for each. This diagram is provided for illustration purposes only, and does not replace adopted land use designations. (Image source: City of Monroe, Studio Cascade)